161.0	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	814,800 /	814,800
USE VALUE:	814,800 /	814,800
ASSESSED:	814,800 /	814,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
163		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERHANIDIS NICOLAOS &
Owner 2:	PERHANIDIS EVANGELIA
Owner 3:	
Street 1:	163 HILLSIDE AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PERHANIDIS NICOLAOS/TRUSTEE -
Owner 2:	163 HILLSIDE AVENUE TRUST -
Street 1:	163 HILLSIDE AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1985, having primarily Clapboard Exterior and 2034 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6010.000	394,600		420,200	814,800
Total Card	0.138	394,600		420,200	814,800
Total Parcel	0.138	394,600		420,200	814,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.59 | /Parcel: 400.59

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107217
GIS Ref	
GIS Ref	
Insp Date	10/08/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 161.0-0001-0006.0

!12565!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	394,600	0	6,010.	420,200	814,800		Year end	12/23/2021
2021	101	FV	383,400	0	6,010.	420,200	803,600		Year End Roll	12/10/2020
2020	101	FV	383,400	0	6,010.	420,200	803,600	803,600	Year End Roll	12/18/2019
2019	101	FV	291,600	0	6,010.	420,200	711,800	711,800	Year End Roll	1/3/2019
2018	101	FV	291,600	0	6,010.	372,200	663,800	663,800	Year End Roll	12/20/2017
2017	101	FV	291,600	0	6,010.	312,200	603,800	603,800	Year End Roll	1/3/2017
2016	101	FV	291,600	0	6,010.	312,200	603,800	603,800	Year End	1/4/2016
2015	101	FV	285,200	0	6,010.	270,100	555,300	555,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:08:06

LAST REV

Date	Time
10/15/18	09:18:37
apro	

USER DEFINED

Prior Id # 1:	107217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12565

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PERHANIDIS NICO	64108-406		8/20/2014	Convenience	99	No	No		
PERHANIDIS NICO	28907-23		7/6/1998	Family	100	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/17/2007	815	Manual	4,500					new gutters

ACTIVITY INFORMATION

Date	Result	By	Name
10/8/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Meas/Inspect	372	PATRIOT
11/24/1999	Meas/Inspect	264	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6010		Sq. Ft.	Site		0	70.	1.00	8									420,212						420,200	

Total AC/HA:	0.13797	Total SF/SM:	6010	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,212	Spl Credit		Total:	420,200

EXTERIOR INFORMATION

Type:	05 - Garrison
Sty Ht:	2 - 2 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GOLD
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - Drywall	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	1 - Oil	
Heat Type:	3 - Forced H/W	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wal		% Sprinkled

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.16622412
Const Adj.:	0.99495000
Adj $ / SQ:	162.447
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478918
Depreciation:	84290
Depreciated Total:	394628

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

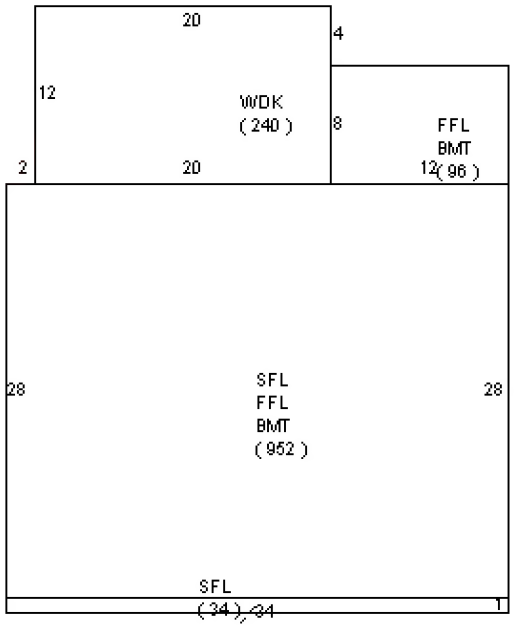
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.45
Special Features:	0	Val/Su Net:	118.78
Final Total:	394600	Val/Su SzAd	194.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,048	48.730	51,073
FFL	First Floor	1,048	162.450	170,244
SFL	Second Floor	986	162.450	160,173
WDK	Deck	240	10.120	2,428

Net Sketched Area:	3,322			Total:	383,918
Size Ad	2034	Gross Area	3322	FinArea	2034

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: